Exhibit A: Project Description and Requirements

1 Project Description and Requirements

1.1 Introduction
The City intends to consolidate the training facilities of its public safety staff into a single Joint Public Safety Training Academy ("JPSTA"). The facility will be located at 4301 W. Chicago Avenue in Chicago, Illinois. The JPSTA will serve as the key replacement site for the training facilities for the Chicago Police Department ("CPD") and Chicago Fire Department ("CFD"), in addition to other public safety personnel. The JPSTA project should replace all, or most, of the functions served by the current training facilities listed below and will be the main training location of the City for public safety staff and programs:

**Existing CPD Training Facilities**
- Police Academy (City owned site) 1300 West Jackson
- Safe Entry Homes (City owned site) 207-211 S. Throop St.
- Near North HS (Leased site) 1450 N. Larrabee St.

**Existing CFD Training Facilities**
- RJ Quinn Fire Academy (City owned site) 558 W. De Koven St.
- Fire Prevention Building (City owned site) 1010 S. Clinton St.
- Fire Academy South (City owned site) 1338 S. Clinton St.
- Near North HS (Leased site) 1450 N. Larrabee St.

There are additional training facilities used by both CPD and CFD at other locations but these additional training facilities are either temporary or shared with other agencies. Certain facilities are also located outside of the project location (other cities, states, etc.). The goal would be to include all, or most, of the above-listed training programs at the new JPSTA campus.

1.2 Scope of Work
This description of the scope of work noted below is intended to be general in nature and is neither a complete description nor a limitation on the work to be performed. The Developer shall perform all work described in the RFQ documents, to the satisfaction of the Commissioner of ZFM and the City. Additionally, all work shall adhere to all applicable local, state and federal laws and requirements.

The JPSTA campus will be a state-of-the-art training campus for the City and its public safety personnel that will encompass two buildings, employee parking, and an outdoor training area with the following key functions:

- **Outdoor (Site)** – The site will have employee parking serving approximately 350+ employees, cadets, in-service personnel, and visitors. The remaining outdoor areas will mainly be used for outdoor scenario-based training functions, including (but not limited to) a driver’s training pad/track, ladder tower, confined space training, and several modular units to create several types of scenarios for training.
- **Building One** – The main academy building will be an approximately 400,000 to 500,000 square foot multi-story building which will include the following amenities: a small public safety museum open to the public, administrative offices, classrooms, labs, simulator rooms, auditorium, gymnasium, locker rooms, storage, and other miscellaneous support spaces.

- **Building Two** – This smaller building will be an approximately 80,000 to 100,000 square foot single story building which will include the following features: a diving pool, indoor shooting range, and indoor scenario-based training.

2FM met with the appropriate City Departments overseeing the zoning and building permit process for a preliminary review of the proposed design. Notes from these meetings are captured in this document, under “Design Considerations”. Please note that under the current City ordinance, under Chapter 13-32 of Building Permit, Article II Permit Fees, subsection 13-32-350, it states that the fees imposed by this Article II shall not apply to permits issued to 2FM or its contractors for work undertaken for public or governmental use. Therefore, Respondents shall assume no general building permit, permit review, nor inspections fees for this project, but shall assume additional permit fees, as it relates to street and sidewalk closures as part of the overall project budget, bid, and scope of Work.

The design and construction of the JPSTA shall comply with and receive at a minimum [LEED Silver certification (or equal)] and follow the requirements of the City of Chicago Sustainable Operations Plan.

**Summary of proposed JPSTA program and existing programs:**

<table>
<thead>
<tr>
<th>JPSTA*</th>
<th>CFD Specific</th>
<th>CPD Specific</th>
<th>Shared</th>
<th>Total</th>
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<tr>
<td></td>
<td>75,000 to 85,000 SF</td>
<td>125,000 to 175,000 SF</td>
<td>300,000 to 340,000SF</td>
<td>500,000 to 600,000 SF</td>
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<table>
<thead>
<tr>
<th>CFD Existing*</th>
<th>CPD Existing*</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFD Specific</td>
<td>Shared</td>
</tr>
<tr>
<td>110,000 SF</td>
<td>Near North HS</td>
</tr>
</tbody>
</table>

*Please refer to the Attachments to this Exhibit A for existing and proposed JPSTA programs.

**1.3 Background on 4301 West Chicago Avenue Site**

The site is located within the Chicago city limits at 4301 West Chicago Avenue. It is approximately 30 acres of land. From around 1900 until the late 1980s, this area was used primarily as a railroad yard.
The site is in an industrial and commercial area in the Garfield Park neighborhood. The site is bounded by Chicago Ave on the north, Kilbourn Ave to the west, private industrial property to the south, and Kostner Ave to the east. The northwest corner of the property is approximately ten feet higher than the rest of the site. There is also a four to six-foot berm along the length of Chicago Avenue. The remainder of the site is nearly flat.

The new JPSTA buildings will be constructed in approximately the same location of the former railyard. There are currently no utilities in use at the site. Please refer to Attachments to this Exhibit, listed below, for further details on existing reports and drawings for the site.

The subject property is currently zoned Planned Manufacturing District 9 (“PMD 9”). This Project will require a new Planned Development. Refer to the ‘Chicago Zoning Ordinance and Land Use Ordinance’ Code, Title 17, Chapter 17-8 for details on the specific requirements for Planned Development Zones. The Developer shall assume multiple meetings with appropriate City Department of Planning & Zoning reviewers to confirm preliminary assumptions, assist the Owner in coordinating a new PD, and provide any necessary changes in design to secure proper permits and approvals in a timely manner. 2FM and the CIT will assist the Developer in facilitating such meetings to ensure an expedient timeline for the Planned Development process.
1.4 Outdoor (Site) – Program Narrative

The site will need to be secured, enclosed and accessed with a perimeter security fence and gates. The buildings and site shall be well-lit with light poles and building mounted lights. There will be exterior parking for employees and visitors. The site will be designed to take advantage of existing topography and/or landscaping. Outdoor training areas will include:

**Drivers Training Course and Pad:** Provide EVOC track along with multiple street intersections for various training opportunities. Large rectangular pad should also be provided for skid and heavy-duty vehicle training. Pavement shall accommodate weight of fire trucks and other heavy-duty vehicles. See below for examples. Depending on final confirmation of programming with the City, the size and shape of the track may vary.

**Burn and Ladder Towers:** Ensure proper design and construction to meet CFD’s program needs.

**Outdoor Scenario Training:** Allows training and practice for real life situations and response. The training scenario elements may be permanent construction or mobile/temporary modular units. The elements’ design and location will be incorporated with the drivers training course and pad as well as the two buildings. Outdoor scenario training will include props and diverse types of training to accommodate proper training for City’s public safety staff.

**General Site Design Considerations:** Site grading and storm water management on site is included in the scope of work. Renovations to the public way to create site access, paved access to the new structures, and the relocation/removal of all excavated spoils and engineered fill is included in the site work.

Prior to design and construction, the developer will need to survey existing conditions, heights, elevations, obtain proper surveys with underground utilities and if necessary,
obtain additional soil borings for geotechnical and environmental data to help determine new building locations on site, the proposed foundation system, and management of excavated spoils hauled off site.

1.5 Main Academy Building (Building One) – Program Narrative

The 400,000 to 500,000 square foot, multi-story building will serve as the main training academy for City’s public safety staff and will have both CPD and CFD specific programs in dedicated and shared spaces. It will contain the following key functions:

Lobby, Reception and Museum: There should be a welcoming and inviting entry. The lobby will include a reception/check-in desk with a waiting area. The museum portion will be used to display artifacts/history of the CPD and CFD. At Quinn, this is currently part of the lobby/main corridor and is open to the public. This entry area could also include a lounge/coffee shop set-up similar to the example to the right.

Common Areas: To maximize space, lockers will be installed in corridors and halls. Lockers will be larger than typical school lockers due to equipment used by CPD and CFD. Materials in common areas should be durable and able to withstand heavy usage.

Classrooms/Labs: Due to changing programs, technologies, teaching methods, etc., classrooms should be flexible and allow for multiple uses. Specific classrooms will have moveable partitions to allow for increased occupancy as needed. There will also be dedicated classrooms for CPD and CFD. For example, CPD will have a teaching lab while the CFD will have an EMS lab. See examples below.

Offices: There will be private offices, shared offices and open plan offices. The sizes of private offices will vary based on rank and some may include room for a receptionist and/or a private toilet. The shared offices will fit between two to six people. There will also be large style open plan offices that are filled with cubicles.

Conference Rooms: Rooms with large conference table, chairs, appropriate technology, projector, white board, etc.
**Large Conference Room/Command Center**: Serves as a “mission control center” as needed.

**Simulators**: Premanufactured pieces of equipment that are installed within the walls of the building. Proper sound insulation in walls and ceilings along with proper power and networking are all that is required.

**Gymnasium & Support**: Typical gym construction with basketball courts that is used for a variety of physical training. There should be a few universal rooms, offices and storage located off the gym. Provide divider to allow separation between “courts”.

**Weight Room**: Typical weight room construction with equipment.

**Drill Hall**: Large indoor multi-story space with fire escapes, windows, balconies.

**Lunch Room and Cafeteria**: Typical lunch room/cafeteria construction. Allow for a kitchen; however, since most users bring lunch, a bank of microwaves is required along with space for vending machines.

**Auditorium**: Typical auditorium construction with a tiered floor.

**Medical Group**: Similar to a walk-in clinic for the CFD. There is a check-in/waiting area, exam rooms, doctor’s offices, etc. Construction would be similar to that required for medical use.

**Library/Resource Center/Computer Lab**: A large room with shelves for CFD reference materials, computer terminals and basic work stations with tables and chairs. Typical library construction.

**Research and Development**: A lab with workstations for CFD to research and develop innovative technologies for fighting fires.

**Video/Photo Lab & Storage**: Television studio with control and editing room. Photo editing room and photo storage room. CPD produces their own training videos and various other police related videos. CFD has its own photo department to maintain their historic archive of photos and document current fire related news and training.

**Print Shop**: CFD prints training materials for internal use. Provide adequate space for printers along with space for the storage of blank paper and accessories.

**Bike Shop**: Storage for bicycles use for bike training. Bikes can be hung on wall. Provide one mechanic stand and small area for parts.
Locker Rooms: Due to multiple functions (gym, pool, weight room), there will most likely be multiple locker rooms. Optimal layout would allow for users of these areas to access a centrally located locker room.

Mechanical, Workshop and IT spaces: Will be sized according to program. Accommodations should be made to allow for future expansion/changing technologies. There will need to be a small workshop for the building engineer. The building engineer’s office should be located off the workshop.

Storage: There will be dedicated storage areas for the CPD, CFD and general building storage. Both departments have off site storage; therefore, storage provisions shall be held to a minimum as required.

Apparatus and Storage: This is for the storage of fire trucks, ambulances and other gear that is used in both indoor and outdoor training.

Fire Prevention “Stay Alive” Training Site: This is where public safety personnel will hold fire prevention safety training for City residents. Should include small sets depicting a street intersection and residential bedroom. There is a control room that controls lights, noises and smoke for these areas. The “Stay Alive” house is also where the public can come learn CPR. Individual and shared offices are provided for support.

1.5.1 General Building One Design Considerations
Building One will have a structural system with bay sizing and height clearances that respond to the space requirements indicated in the building program. To maximize area, the floor plans should not have many variations in shape and material choices should be kept simple. The exterior façade may be, but is not limited to, precast concrete, masonry veneer, metal panel or glazed curtain wall. The building may be fully sprinklered with a fire alarm system. Construction of Building One includes, but is not limited to, work related to site grading, excavation, removal and disposal of unsuitable soil, new compacted engineered fill and paved areas shown in the enclosed site plan for positive drainage and utilities.

Based on a preliminary review meeting with the City of Chicago, Department of Buildings, it is assumed the new structure would have the following constraints:
- C3 Type 2 Occupancy
- 1B Construction
- (3) Floors at approximately 150,000sf ea.
- Fire Ratings
  - 3HR columns, 2HR Floor & 2HR Beams
1.6 Building Two (Auxiliary Building) – Program Narrative

The 80,000 to 100,000 square foot building will be constructed first since it will replace facilities the CPD and CFD have outgrown and/or are currently lacking. It will contain the following key functions:

Indoor Shooting Range: Shooting range layout should maximize floor area to allow for greatest number of shooting lanes. Support spaces include but are not limited to gun cleaning lab, armory, classroom(s), office, control room and fan room. The ability to drive vehicles or move large objects into range should be considered when designing this shooting range. The shooting range should have its own HVAC system and be enclosed to ensure bullets/projectiles cannot penetrate the main building envelope.

Indoor Scenario Training: Indoor scenario training is a large open space to allow for the construction of “sets”. This allows for multiple training scenarios.

EMS Scenario Training: Similar to indoor scenario training. An open space is needed for the construction of sets. Current sets used by EMS are a tavern and a residential apartment. There are cameras that record everything and there is a central control room that controls the environment of the sets (lights, smoke, etc.)

Rescue Dive Tank and Support: Is an indoor pool that allows for a car to be dropped into the water and become submerged. Construction will be typical pool construction. Support spaces include, but are not limited to, a pool mechanical room, office(s), and storage.

1.6.1 General Building Two Design Considerations

Building Two will have a structural system with bay sizing and height clearances that respond to the space requirements as indicated in the building program. To maximize area, the floor plan should not have many variations in shape and material choices should be kept simple. The exterior façade may be, but is not limited to, precast concrete, masonry veneer, metal panel. The building may be fully
sprinklered with a fire alarm system. Construction of Building Two includes, but is not limited to, work related to site grading, excavation, removal and disposal of unsuitable soil, new compacted engineered fill and paved areas shown in the enclosed site plan for positive drainage and utilities.

Based on a preliminary review meeting with the City of Chicago, Department of Buildings, it is assumed the new structure would have the following constraints:
- Large Assembly Occupancy
- Unlimited Area
- Maximum Height: 40’-0”
- Type 2 Construction

Please refer to enclosed Attachments to this Exhibit, list below, for further details and information.

1.7 Attachments to Exhibit A

Please refer to the attached materials for additional information:

- Attachment 1.1 to Exhibit A – Environmental Reports
  - Phase II Environmental Assessment Chicago Northwestern Railroad Property Chicago, Illinois, dated August 1991
  - Phase I Environmental Assessment former 40th Street Railroad Yard 4301 West Chicago Ave Chicago, Illinois, dated May 11, 1998
  - Phase II Limited Subsurface Soil Investigation 4301 West Chicago Avenue Chicago, Illinois, dated October 17, 2007

- Attachment 1.2 to Exhibit A – Geotechnical Reports
  - Boring Locations Plans, dated April 29, 1998
  - Letter addressing Shallow Foundation Systems, dated May 18, 1998
  - Draft – Soil Exploration and Analysis for Preliminary Site Development Police & Fire Training Campus Chicago, Illinois, dated August 28, 2017

- Attachment 1.3 to Exhibit A - Existing CFD Program, dated June 09, 2017
- Attachment 1.4 to Exhibit A - Existing CPD Program, dated June 09, 2017
- Attachment 1.5 to Exhibit A - Proposed JPSTA Program, dated June 09, 2017
- Attachment 1.6 to Exhibit A - JPSTA – Site Plan ASK1, dated June 29, 2017
- Attachment 1.7 to Exhibit A - JPSTA – Rendering R1, dated July 07, 2017
- Attachment 1.8 to Exhibit A - JPSTA – Rendering R2, dated July 07, 2017
- Attachment 1.9 to Exhibit A - 4301 West Chicago Survey, dated June 19, 2012